



Ruth Harrison, Clerk to the Council

Ripley Parish Council,
Victory House,
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Ripley Parish Council, Victory House, High Street, Ripley, GU23 6AF

9th September 2024

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 18th SEPTEMBER 2024 at 1800hrs at VICTORY HOUSE

Your attendance is required at the above meeting; the Agenda is shown below. Details of Planning Applications are available at www.guildford.gov.uk

**Ruth Harrison
Clerk to the Council**

AGENDA

1. APOLOGIES FOR ABSENCE

To RECEIVE any apologies for absence from Planning & Environment Committee members.

2. DISCLOSURE OF INTERESTS

To RECEIVE any disclosure by members of non-pecuniary interests in agenda items.
To RECEIVE any written requests for new disclosable pecuniary interests' dispensations
Without a dispensation a member may not participate in any discussion on the matter nor vote.

3. PUBLIC QUESTIONS

To RECEIVE and CONSIDER questions from members of the public.

4. MINUTES & MATTERS ARISING

To RECEIVE and SIGN as a correct record the Minutes of the Planning & Environment Committee meeting held 21.08.2024.

5. PLANNING APPLICATIONS

To RECEIVE and CONSIDER the following planning applications and any applications received before the meeting but after Agenda dispatch. Applications received before the meeting but after Agenda publication are publicised at www.ripleyparishcouncil.gov.uk

Reference: [24/P/01226](#)

Location: Launde, 9 Newark Close, Ripley, Woking, GU23 6DW

Proposal: Hip to gable roof extension and extension of rear dormer to extend habitable accommodation in the loft.

Contact: Adam Hinchliff-Walz; Email: Adam.Hinchliff-Walz@guildford.gov.uk

Reference: [23/P/00836](#)

Location: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send

Proposal: Reserved matters application pursuant to outline application 19/P/02223 to consider appearance, layout landscape and scale in respect of 119 dwellings and associated car parking spaces, open space and infrastructure. (Amended details received 16.08.2024 for layout, appearance, landscaping, levels, drainage, bridge & 14.03.2024 for layout, appearance, landscaping, drainage, ecology, energy).

Contact: Kelly Jethwa; Email kelly.jethwa@guildford.gov.uk

Reference: [24/P/01269](#) and [23/P/01672](#)

Location: 20 Grove Heath North, Ripley, Woking, GU23 6EN

Proposal: Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved plans) for a revised rear roof design to facilitate construction and maintenance of planning permission 23/P/01672 approved 07/12/2023 for the erection of a two storey side extension, part single/two storey rear extension and front entrance porch extension following demolition of existing rear extension and attached garage.

Contact: Adam Hinchliff-Walz: Adam.Hinchliff-Walz@guildford.gov.uk

6. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on current Planning Enforcement cases and Planning Application decisions and informatives.

7. PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

To RECEIVE and CONSIDER reports on matters ongoing under the remit of the P&E Infrastructure Sub-Committee.

i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19 and general Highways update.

8. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER matters ongoing under the remit of the P&E Committee:

i) Flood forum
ii) NPPF consultation

9. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 16th October 2024 at 1800hrs at Victory House.

**MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE
MEETING held on WEDNESDAY 21st AUGUST 2024 at 1800HRS at VICTORY HOUSE**

Present: Cllr Sarah Gill, Chairperson
Cllr Ian Baker
Cllr Caroline Bimson
Cllr Rowland Cornell
Cllr Paddy McLaughlin
Ruth Harrison, Clerk of the Council
Jess Caine, Assistant Clerk

P&E 146/24 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayears, Cllr Peter Shoesmith, Cllr Pat Oven, and Cllr Dennis Booth.

P&E 147/24 DISCLOSURES OF INTEREST

Cllr Bimson declared an interest in Agenda item 7i: *National Highways - M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19*. Cllr Bimson was employed by Atkins.

P&E 148/24 PUBLIC QUESTIONS

There were no public questions.

P&E 149/24 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Wednesday 17th of July 2024 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 150/24 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations, and **RESOLVED: That the agreed comments of the Planning & Environment Committee be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Wednesday 21st August 2024.**

Reference: [24/P/00055](#)

Location: Parker Collins House, Portsmouth Road, Ripley, Woking, GU23 6JA

Proposal: Erection of 9 two storey detached and semi-detached houses with new access off Send Marsh Road, access road and parking following demolition of existing house and outbuilding (Amended plans received on 01/08/2024).

Contact: James Amos, james.amos@guildford.gov.uk

As per the Lovelace Neighbourhood Plan, the proposed development does not provide adequate vehicular turning access. This raises concerns regarding the safe and efficient movement of vehicles, particularly larger vehicles such as emergency services and refuse collection trucks. The limited space for turning may lead to traffic congestion, accidents, and restricted access in case of emergencies.

The number of allocated parking spaces within the development is insufficient to accommodate the needs of future residents. This could result in overflow parking on nearby roads, exacerbating traffic issues and adversely affecting the safety and convenience of existing road users. There is a lack of dedicated visitor parking spaces in the current proposal. This deficiency will likely lead to additional congestion and unauthorised parking in nearby areas, further straining local infrastructure and impeding access for both residents and visitors.

The proposal includes an excessive number of homes relative to the size of the land parcel. This overdevelopment creates a density that is not in keeping with the character of the local area and could lead to inadequate living conditions for future residents, as well as strain on local services and infrastructure.

The current plans do not provide adequate cycle storage facilities. Given the importance of promoting sustainable transport options, the absence of suitable provisions for cycle storage undermines the council's objectives to encourage greener alternatives to car use, which are integral to local and national policies on climate change and urban planning.

The development fails to include any provision for affordable housing. This omission is contrary to local planning policies and the wider governmental objectives to ensure housing developments cater to all sections of the community, particularly those in need of affordable housing options.

The size of the proposed development is too small to allow for a full and proper assessment by enforcement agencies. It is critical that the entire development is appropriately assessed to ensure compliance with safety, environmental, and planning regulations. The Parish Council seeks assurance that this has been thoroughly addressed.

Despite the Parish Council's previous feedback, the developers have failed to incorporate or address any of the concerns raised in our original submission. Consequently, the Council reiterates that their original objections remain valid and continue to oppose the proposal on those grounds.

P&E 151/24 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered planning enforcement cases in the parish. Enforcements received included N/23/00474 RE: Land between Grandis Cottages and Hurst Farm, Portsmouth Road, Ripley GU23 6AB. Peter Muir, Planning Enforcement Officer at Guildford Borough Council, visited the site and observed two structures. The furthest from the road consisted of two wooden, moveable shelters which he determined did not require planning permission. Closer to the road was a second structure with two containers supporting a roof, deemed to require planning permission. The owner has since removed the roof, and a re-evaluation of the remaining elements will be conducted. Further updates will follow this re-evaluation.

It was **RESOLVED** that Assistant Clerk Jess Caine would follow up with the Traffic Commissioner regarding representations made in June 2024, ask Peter Muir how exactly these are complaint, and contact Ian Wilkinson regarding the above enforcements.

P&E 152/24 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

Members received and considered matters ongoing under the remit of the P&E Committee:

- i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19.
There were no updates.
- ii) Burnt common slips – paper from Cllr McLaughlin.
It was RESOLVED that the Assistant Clerk would follow-up with authority regarding burnt common slips. The Assistant Clerk was further instructed to write to Cllr Pat Owen concerning the proposed mini roundabout near Garlick's Arch. The Parish Council holds concerns that this proposal may not be viable considering the ongoing issues with the Burnt Common slips. The letter should seek to understand how the mini roundabout plans will align with or be impacted by any developments regarding the Burnt Common slips and request a reassessment of the proposal's feasibility.

P&E 153/24 PLANNING & ENVIRONMENT

Members received and considered matters ongoing under the remit of the P&E Committee:

- i) Flood forum
The Council has been informed that Zöe Franklin MP has reached out to both Send and Ripley Parish Councils, expressing her availability to meet in October. It was RESOLVED that the Assistant Clerk is to follow up by contacting Zöe Franklin MP to request a list of her available dates for the proposed meeting in October. This will allow the council to coordinate and confirm a mutually convenient date for all parties involved.

P&E 154/24 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Wednesday 18th September at 18.00.

The meeting closed at 18:58 hrs.

Date:

Chairperson



GUILDFORD
B O R O U G H

www.guildford.gov.uk

Ruth Harrison
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 23 August 2024

Dear Ruth Harrison

Reference: 24/P/01226

Location: Launde, 9 Newark Close, Ripley, Woking, GU23 6DW
Proposal: Hip to gable roof extension and extension of rear dormer to extend habitable accommodation in the loft.
Contact : Adam Hinchliff-Walz (Direct Line 0148344 4491, EMail
Adam.Hinchliff-Walz@guildford.gov.uk)
planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Claire Upton-Brown
Executive Head - Planning Development



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Mr. Jim Morris
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 30 August 2024

Dear Mr. Morris,

Reference: 23/P/00836

Location: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send

Proposal: Reserved matters application pursuant to outline application 19/P/02223 to consider appearance, layout landscape and scale in respect of 119 dwellings and associated car parking spaces, open space and infrastructure. (Amended details received 16.08.2024 for layout, appearance, landscaping, levels, drainage, bridge & 14.03.2024 for layout, appearance, landscaping, drainage, ecology, energy).

Contact : Kelly Jethwa (Direct Line 01483 444 641, EMail kelly.jethwa@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you that we have received amended documents and drawings for the above application.

The amended application, together with the plans and documents and all other documents submitted may be examined at <https://www2.guildford.gov.uk/publicaccess>.

A summary of the details submitted by the applicant can be found in the covering letter dated 16/08/2024.

If you are unable to view the application electronically, it can also be inspected (digitally) at the Guildford Borough Council Offices, Millmead House, Guildford, GU2 4BB between 8:30am and 5pm Monday to Thursday and 8:30am to 4:30pm on Friday.

Will you please let me have your further views within **21 days** of the date of this letter, so that these can be taken into account when the matter is determined by the Local Planning Authority.

Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB

If you have any planning queries about the proposal, please contact Kelly Jethwa on 01483 444 641.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Upton-Brown', with a long horizontal flourish extending to the right.

Claire Upton-Brown
Executive Head - Planning Development



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www.guildford.gov.uk

Ruth Harrison
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 05 September 2024

Dear Ruth Harrison

Reference: 24/P/01269 and 23/P/01672

Location: 20 Grove Heath North, Ripley, Woking, GU23 6EN

Proposal: Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved plans) for a revised rear roof design to facilitate construction and maintenance of planning permission 23/P/01672 approved 07/12/2023 for the erection of a two storey side extension, part single/two storey rear extension and front entrance porch extension following demolition of existing rear extension and attached garage.

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Yours sincerely

Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB

Claire Upton-Brown
Executive Head - Planning Development



Report date: 01/09/2024

Actions since: 01/08/2024

Ripley

Total cases for parish: 3

- 1 **Case No:** EN/19/00016 **Enforcement Officer:** Joanna Searle
Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE
Description: Enforcement Notice relating to:

Sign-Off Date:

Action Notes:

14/08/2024

Compliance with the enforcement notice issued under EN/19/00016 has now been achieved. No further action to be taken.

- 2 **Case No:** EN/22/00265 **Enforcement Officer:** Peter Muir
Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE
Description: Without planning permission, non-compliance with planning permission 19/P/01881, granted on appeal on 12/11/2021, particularly with relation to condition 1 (approved plans), 8 (no open storage) and condition 5

Sign-Off Date:

Action Notes:

14/08/2024

Planning applications 24/P/00975 and 24/P/01170 received. If granted, these would together wholly address the breach of planning control. No further action needed at this time but planning applications are being monitored.

- 3 **Case No:** EN/24/00305 **Enforcement Officer:** Peter Muir
Location: Lovelace Works, High Street, Ripley
Description: Alleged breach of condition 7 of planning approval 15/P/01021, specifically that the premises is operating before 8:30 am

Sign-Off Date:

Action Notes:

15/08/2024

Condition 7 of planning permission 15/P/01021 restricts the hours of operation for the use permitted by planning permission 15/P/01021, which is B2 use. The monitoring sheets record noise from car movements and from opening the premises in preparation for work starting, and neither of these would fall under the definition of a B2 use, and therefore they are not caught by the condition. No breach of planning control has been established.



Current Enforcement Cases Ripley

Report date: 01/09/2024

Total Number of all Open Cases: 13

Total Number of **HIGH** Priority Cases Open: 0

Total Number of **MEDIUM** Priority Cases Open: 2

Total Number of **LOW** Priority Cases Open: 11

Ripley	Total cases for parish: 13
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- 1 **Case No:** EN/18/00104 **Received:** 23/04/2018 **Case Status:** Appeal Decided
- Officer:** Joanna Searle **Priority:** Medium
- Location:** Highlands Farm, Portsmouth Road, Ripley, GU23 6EY
- Description:** Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles
- Without planning permission; the construction of two steel portal –framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red on Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice.
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- 2 **Case No:** EN/19/00393 **Received:** 09/10/2019 **Case Status:** Planning Application Received
- Officer:** Darren Gregory **Priority:** Low
- Location:** Advanced Tree Services, Papercourt Farm, Papercourt Lane, Ripley, Woking, GU23 6DT
- Description:** Alleged unauthorised use of the land for the processing of green waste and storage
-
- 3 **Case No:** EN/20/00048 **Received:** 12/03/2020 **Case Status:** Investigating
- Officer:** Joanna Searle **Priority:** Low
- Location:** Highlands Farm, Portsmouth Road, Ripley, GU23 6EY
- Description:** Alleged unauthorised Development - erection of large scaffolding structure
-
- 4 **Case No:** EN/20/00084 **Received:** 30/03/2020 **Case Status:** Serve Enforcement Notice
- Officer:** Darren Gregory **Priority:** Low
- Location:** Land lying to the west of Polesden Lane, Ripley, Guildford, GU23 6DX also known as land between Grafton and The Ha
- Description:** Without planning permission;
- i) the making of a material change of use of the land from a nil use to use of the land for residential purposes through the stationing of a static mobile home and for the storage of vehicles
 - ii) the erection on the land of a day room, outbuildings, fencing and a children's play structure
 - iii) the laying of hardstanding and the construction of a cesspit to facilitate the stationing of the mobile home and the development in i) and ii) above

5	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Serve Planning Contravention Notice
	Officer: Enforcement 2		Priority: Low
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised development consisting of the erection of outbuildings and open storage on the land to the rear of Grafton		
6	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Serve Planning Contravention Notice
	Officer: Darren Gregory		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: The use of the land for the following uses: storage of vehicles, storage of a mobile home, siting of a caravan for residential purposes, the siting of a caravan for leisure/recreational purposes and the erection of a large building.		
7	Case No: EN/21/00019	Received: 18/01/2021	Case Status: Investigating
	Officer: Joanna Searle		Priority: Medium
	Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT		
	Description: Alleged unauthorised construction of hard surface and track		
8	Case No: EN/22/00037	Received: 17/01/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged unauthorised increase in area of site		
9	Case No: EN/22/00165	Received: 06/05/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Stables, Hangover House, Gambles Lane, Ripley		
	Description: Alleged unauthorised operational development consisting of the creation of hard surfaces, and the erection of gates and fence		
10	Case No: EN/22/00397	Received: 10/11/2022	Case Status: Investigating
	Officer: Enforcement 2		Priority: Low
	Location: 2 Grove Heath North, Ripley, Woking, GU23 6EN		
	Description: Alleged unauthorised development consisting of hard core being placed to the rear of the dwellinghouse, changing the land levels, and associated development to facilitate the change in land levels.		
11	Case No: EN/22/00444	Received: 14/12/2022	Case Status: Investigating
	Officer: Enforcement 2		Priority: Low
	Location: White Horse Yard, High Street, Ripley, GU23 6BB		
	Description: A leged unauthorised development - spot lights erected on site and light pollution caused as a result		
12	Case No: EN/23/00474	Received: 08/12/2023	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Land between Grandis Cottages and Hurst Farm, Portsmouth Road, Ripley GU23 6AB		
	Description: Alleged unauthorised development consisting of the erection of buildings on farmland		

13 **Case No:** EN/24/00263 **Received:** 27/06/2024

Case Status: Investigating

Officer: Chris Best

Priority: Low

Location: Launde, 9 Newark Close, Ripley, Woking, GU23 6DW

Description: Alleged unauthorised development consisting of the erection of a side dormer loft conversion with side facing windows that do not have obscured glazing in breach of permitted development conditions

Correspondence: NPPF consultation

Dear Member,

The government has announced plans to overhaul the planning system and increase housebuilding. These include introducing mandatory planning targets to deliver 1.5 million new homes over the next five years, updating the National Planning Policy Framework (NPPF) to bring back mandatory housing targets, ensuring every area has a local plan and building the next generation of new towns.

The government has launched a consultation on their proposed approach to revising the National Planning Policy Framework and on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects.

If your Council would like to participate in this consultation full details and how to respond can be found at [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

The consultation closing date is 24th September 2024.

Best regards,

Anna